

## **SECTION 7**

### **OFF-STREET PARKING, ACCESS AND TRUCK LOADING REGULATIONS**

#### **7.1 PARKING SPACES**

An application for a building permit for the erection or enlargement of any building other than a single family residential structure for which off-street parking is hereinafter required, or any application for a use requiring a site plan approval, shall be accompanied by a scale plan of not less than one (1) inch = 100 feet showing parking area and space, including the means of access and interior circulation and traffic control in conformance with the following Regulation:

#### **7.2 DESCRIPTION OF PARKING SPACES**

Each parking space shall have an area of not less than nine (9) feet by eighteen (18) feet. No area shall be credited if used as a loading space. All required parking spaces, except for single-family residents, shall be drained and permanently marked to delineate individual parking spaces. Parking areas shall be maintained by the owner of the premises.

#### **7.3 LOCATION OF PARKING SPACES**

**7.3.1** Parking spaces and circulation driveways shall not be located within twenty (20) feet of the front property line or within fifteen (15) feet of the side property line or within ten (10) feet of the rear property line, except that, where two (2) commercial and/or industrial properties abut, parking areas may be paved to the common property line provided a legal easement or other document exists for the sharing of parking areas. The Commission may waive or modify this requirement for properties located within the Center of Town.

**7.3.2** Parking shall be so designed that no parking is provided and no parking will be permitted on roadways or driveways giving access from a public street to interior lot parking spaces.

**7.3.3** To reduce visual and audio impacts and the impact of heat, excessive drainage and snow removal, the Commission shall require that deciduous trees be planted to shade the parking area at a rate of one (1) two (2) inch caliper tree per fifteen (15) spaces; and parking areas shall be grouped in clusters of thirty (30) spaces or less, separated by landscaped islands. The Commission may waive or modify this requirement for properties located within the Center of Town.

**7.3.4** Parking spaces as required shall be located either on the same lot with the principal use to which it is accessory or within a radius of 500 feet of any part of the property which it is intended to serve, provided, however, that the area is of the same zone classification. Joint use of off-street parking areas is permitted provided that the number of spaces shall not be less than the sum of various users computed in accordance with the requirements of this Section.

## SECTION 7 OFF-STREET PARKING, ACCESS AND TRUCK LOADING REGULATIONS

### 7.4 PARKING SPACE REQUIREMENTS

In all zones, permanently maintained off-street parking spaces shall be provided in accordance with the following parking space-to-gross-floor area ratios. The Commission shall determine the parking requirement where a specific use is not listed, by determining a similar use.

#### 7.4.1 Parking Space Ratios

Use	Minimum Requirement (1)	Parking Spaces per 1,000 sq.ft. Gross Floor Area Footage
Single Family	2 per unit	
Multi-Family	2.5 per unit	
Hospital/Sanitarium		4
Nursing Home	1 per 3 beds	
Corporate Type		
Office Headquarters (3)		4
Commercial Office		5
Commercial Recreation		1.5
Medical Office		6
Retail Stores (4)		6
Shopping Centers (5)		5.5
Day Care Facilities		3
Restaurants		8
Places of Amusement		6
Public Assembly		6
Funeral Homes		20
Industrial		2
Wholesale Trade		0.5
Warehousing		0.5
Storage, Retail		5
Auto Showrooms		10
Auto Body Shops		4
Hotel/Motel		
Boarding House	1 per guest room	1
Elderly Multi-Family	1 per unit	1

(1) Minimum requirements shall be in addition to other parking requirements.

(2) Gross floor area shall not include unfinished basements.

(3) Over 40,000 gross square feet.

(4) Up to 10,000 square feet.

(5) Retail stores totaling over 10,000 gross feet on a common site plan.

## **SECTION 7**

### **OFF-STREET PARKING, ACCESS AND TRUCK LOADING REGULATIONS**

#### **7.5 AISLE WIDTH**

Aisles for access parking stalls shall be at least twenty-four (24) feet wide for double-loaded parking bays and at least twenty-two (22) feet wide for single-loaded bays. Where the parking stall angle is less than ninety (90) degrees, the aisle width may be appropriately reduced. A forty-five (45) degree parking stall will require a fourteen (14) foot aisle width.

#### **7.6 OFF-STREET LOADING OF TRUCKS**

Provision shall be made for the loading and unloading of all trucks off the street and highway right-of-way, and without encroachment on required parking areas. The adequacy of space and suitability of location shall be determined, among other things, by expected volume, building use and relation to streets and access driveways. The Commission may require that one (1) loading space ten (10) feet by twenty-five (25) feet with fourteen (14) feet clearance be provided for a building with a gross floor area of 10,000 square feet or more.

#### **7.7 SURFACE TREATMENT**

All parking spaces, loading facilities, and access roadways shall have at least six (6) inches of processed stone and two and one-half (2 1/2) inches of bituminous concrete as surface treatment unless waived by the Commission when another surface treatment will, in the opinion of the Commission, provide an adequate all-weather surface.

#### **7.8 MAINTENANCE**

It shall be the responsibility of the owner of any premises having privately owned roadways used by the public to maintain such roadways and off-street parking areas in a safe, clean and usable condition and to keep such areas open to vehicular traffic at all times of the year.

#### **7.9 REDUCTION OF PARKING SPACES**

##### **7.9.1 Permanent Shared Use Reduction**

The Commission may permit a reduction of up to 25% of the required parking spaces due to shared use of parking facilities when the parking needs of the joint users occur at different hours of the day.

**SECTION 7**  
**OFF-STREET PARKING, ACCESS AND TRUCK LOADING REGULATIONS**

**7.9.2**      Temporary Installation Reduction

The Commission may waive the immediate installation of up to 25% of the required parking spaces where sufficient evidence has been presented, in the judgment of the Commission, to show that the reduced parking facilities will adequately serve the proposed use. Before the approval of a waiver by the Commission, the applicant shall show upon the Site Development Plan the complete layout for the full parking requirements. The owner shall file that plan in the Office of the Town Clerk, stipulating that the owner, or the successor and assigns of the owner, will install as many of the waived parking spaces as the Commission deems necessary within six (6) months of the Commission's request, when, in the opinion of the Commission such installation is needed.